

PROJECT CASE STUDY



Bickett Street, Vernon Opportunistic, Business Park

Site Details

Address	5715 Bickett Street
City	Vernon
Sub Market	Central
Land Area	10.59 ac
	461,300 sf
Building Area	242,300 sf
Building Count	3

Financial Stats	Actual	Projected
Project Cost	\$14,776,646	\$13,220,300
Equity Invested	\$3,000,000	\$3,300,000
IRR	20.6%	25.3%
Multiple on Equity	1.88	1.63



Acquisition	5/18/2001
Disposition	5/2/2006

Development Highlight

Developed a three building business park totaling ±242,000 SF on a ±10.5 parcel of land on Bickett Street in the City of Vernon. Sales on two of the buildings to users retired the construction loan. The third building was then leased and retained for cash flow and appreciation until later sold.

